

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 16, 2006** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 AM. by *Chair Paulson*.

ATTENDANCE

Members Present:

Suzanne Davis, Associate Planner

Joel Paulson, Associate Planner

Julie Linney, Fire Department

Anthony Ghiossi, Senior Building Inspector

Fletcher Parsons, Associate Engineer

Vu Nguyen, Assistant Planner

PUBLIC HEARINGS

ITEM 1: 15520 Shannon Heights Road
Architecture and Site Application S-04-7

Requesting approval to demolish a single family residence and to construct a new residence on property zoned HR-2½. APN 537-26-024.

PROPERTY OWNER: Chris Owen

APPLICANT: David Huboi

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Rosaline Vasquez, neighbor at 15500 Shannon Heights Road, spoke about privacy and views, visibility of structure, construction vehicle ingress and egress.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:

The project is Categorically Exempt from environmental review pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.

As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.

- A. The Town's housing stock will be maintained as the house will be replaced.
- B. The existing structure has no architectural or historical significance.
- C. The property owners do not desire to maintain the structure as it exists; the proposed architectural design cannot be accomplished without resulting in a technical demolition.
- D. The economic utility of the structure is such that the owners do not wish to maintain it in its present condition.

As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

The proposed project is in compliance with the Hillside Development Standards & Guidelines.

7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 16439 Hilow Road
Architecture and Site Application S-06-03

Requesting approval to demolish an existing single family residence and to construct a new single family residence on property zoned R-1:8. APN 532-04-065

PROPERTY OWNER: David LaBaron

APPLICANT: Hometec Architecture, Inc.

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:

The project is Categorically Exempt from environmental review pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.

As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence.

- A. The Town's housing stock will be maintained as the house will be replaced.**
- B. The existing structure has no architectural or historical significance.**
- C. The property owners do not desire to maintain the structure as it exists; the proposed architectural design cannot be accomplished without resulting in a technical demolition.**
- D. The economic utility of the structure is such that the owners do not wish to maintain it in its present condition.**

The project is in compliance with the Residential Development Standards for single-family homes.

As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Ghiossi* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

ITEM 3: 15080 Los Gatos Blvd
Conditional Use Permit U-06-008

Requesting approval to convert a single family residence to a private school on property
zoned R-1:8. APN 424-35-017
PROPERTY OWNER/APPLICANT: Jeff and Danna Osborne

Deemed complete. Tentatively scheduled for Planning Commission June 14, 2006.

ADJOURNMENT

Meeting adjourned at 10:25 A.M. The next regularly
scheduled meeting of the Development Review Committee
is the following Tuesday.

Joel Paulson, Associate Planner

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